



City of Seattle

Department of Planning & Development

D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR
OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 3011649

Applicant Name: Paul Pierce and R.W. Anderson Inc.

Address of Proposal: 1606 N. 40th St.

SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide one parcel into two parcels of land. The proposed parcel sizes are: Y) 3,783 sq. ft. and Z) 3,784 sq. ft. The existing structure is to remain.

The following approval is required:

Short Subdivision - to create two parcels of land. (SMC Chapter 23.24)

BACKGROUND DATA

Zoning: SF 5000.

Uses on Site: One single family residence.

Substantive Site Characteristics: This 7,567.7 square foot lot is located in the Wallingford Neighborhood on the north side on N. 40th St. between Woodlawn Ave. N. and Densmore Ave. N. in a narrow block segment with corner lots abutting to both the west and the east. Both parcels would have vehicle access from N. 40th St. Proposed Parcel Y would be 3,783.6 sq. ft. and proposed Parcel Z would have 3,784.1 sq. ft. Minimum lot area in the SF 5000 zone is proposed to be met though the “75-80” rule allowing undersized lots which are both at least 75% of the zone requirement and 80% of the average size of the other lots on the block face (SMC 23.44.010.B.1). In addition, an ingress and egress easement and a pedestrian/side yard easement are provided. An existing single family residence would remain on the proposed Parcel Y. There are apple, cherry, plum and cedar trees on the site, none of which are exceptional as defined in Director’s Rule 16-2008.

Public Comment:

No comment letters were received from residents of the neighborhood during the comment period which ended October 20, 2010.

ANALYSIS - SHORT SUBDIVISION

Pursuant to SMC 23.24.040, the Director shall, after conferring with appropriate officials, use the following criteria to determine whether to grant, condition, or deny a short plat:

1. *Conformance to the applicable Land Use Code provisions, as modified by this chapter;*
2. *Adequacy of access for pedestrians, vehicles, utilities and fire protection as provided in Section 23.53.005, Access to lots, and Section 23.53.006, Pedestrian access and circulations;*
3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*
4. *Whether the public use and interests are served by permitting the proposed division of land;*
5. *Conformance to the applicable provisions of Section 25.09.240, short subdivision and subdivisions, in environmentally critical areas;*
6. *Whether the proposed division of land is designed to maximize the retention of existing trees;*
7. *Conformance to the provisions of Section 23.24.045, Unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses, cottage housing, clustered housing, or single-family housing; and*
8. *Conformance to the provisions of Section 23.24.046, Multiple single-family dwelling units on a single-family lot, when the short subdivision is for the purpose of creating two (2) or more lots from one (1) lot with more than one (1) existing single-family dwelling unit.*

Summary - Short Subdivision

Based on information provided by the applicant, referral comments from Department of Planning and Development, (DPD), Water (SWD), Fire Department (SFD), Seattle City Light, and Parks and review by the Land Use Planner, the above cited criteria have been met subject to the conditions imposed at the end of this decision. The lots to be created by this short subdivision will meet all minimum standards or applicable exceptions set forth in the Land Use Code, and are consistent with applicable development standards. As proposed, this short subdivision can be provided with vehicular access, public and private utilities and access (including emergency vehicles). There is an eight inch diameter combined sewer main in Woodlawn Ave. N. to the west of the proposal site. New construction will be required to submit a drainage control plan. Storm water will be discharged to the combined sewer. Seattle City Light has indicated that development on the proposed new parcel will require that the existing electrical service line to 1606 N. 40th St. be relocated at the owner's expense to avoid crossing the new parcel. The proposal site is not located in an environmentally critical area (ECA) and the requirements of SMC 25.09.240 have been met.

DECISION – SHORT SUBDIVISION

The proposed short subdivision is **GRANTED**.

CONDITIONS – SHORT SUBDIVISION

None.

Signature: (signature on file)
Scott Kemp, Senior Land Use Planner
Department of Planning and Development

Date: February 3, 2011